

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Anne Montgomery
DOCKET NO.: 01-23511.001-R-1
PARCEL NO.: 05-17-200-072

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are Anne Montgomery, the appellant, by Attorney Mendy Pozin in Chicago; and the Cook County Board of Review.

The subject property consists of a 28,427 square foot parcel of land containing a 34-year old, one-story, masonry, single-family residence. This improvement contains 4,949 square feet of living area, a partial basement, three full bathrooms, central air conditioning, three fireplaces, and a two-car garage.

At hearing, the appellant argued via counsel that there was unequal treatment in the assessment process of the improvement as the basis of this appeal. Furthermore, the board of review's representative failed to appear at hearing.

In support of the equity argument, the appellant submitted assessment data and descriptions of four properties suggested as comparable to the subject. The data in its entirety reflects that the properties are located within the subject's neighborhood and are improved with a one-story, single-family dwelling of masonry or frame and masonry exterior construction. The improvements range: in age from 36 to 45 years; in baths from three full to four full and one half-bath; in size from 3,120 to 4,032 square feet of living area; and in improvement assessments from \$11.38 to \$12.04 per square foot of living area. Amenities include: a partial basement, one fire place, and a multi-car garage. Based upon this analysis, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's improvement assessment was \$82,100, or
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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	43,208
IMPR.:	\$	58,435
TOTAL:	\$	101,643

Subject only to the State multiplier as applicable.

PTAB/KPP

\$16.59 per square foot. The board also submitted copies of the property characteristic printouts for the subject as well as three suggested comparables. The board's properties contain a one-story, masonry, single-family dwelling. The improvements range: in age from 43 to 77 years; in baths from two full to three full and one half-bath; in size from 2,108 to 2,980 square feet of living area; and in improvement assessments from \$17.81 to \$25.41 per square foot of living area. Amenities include garage area, while only two properties contain basement area or a fireplace, therein. In addition, the board submitted copies of its file from the board of review's level appeal. As a result of its analysis, the board requested confirmation of the subject's assessment.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

Appellants who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill. 2d 1, 544 N.E.2d 762 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. Proof of assessment inequity should include assessment data and documentation establishing the physical, locational, and jurisdictional similarities of the suggested comparables to the subject property. *Property Tax Appeal Board Rule 1910.65(b)*. Mathematical equality in the assessment process is not required. A practical uniformity, rather than an absolute one is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395, 169 N.E.2d 769 (1960).

Both parties presented assessment data on a total of seven equity comparables. The PTAB finds that the appellant's comparables are similar to the subject, especially as to amenities. The improvements range: in age from 36 to 45 years; in baths from three full to four full and one half-bath; in size from 3,120 to 4,032 square feet of living area; and in improvement assessments from \$11.38 to \$12.04 per square foot of living area. In comparison, the subject's improvement assessment of \$16.59 per square foot of living area falls above the range established by these comparables.

The PTAB accorded less weight to the board of review's properties due to a disparity in improvement size, age, and/or amenities. Further, the PTAB noted that the board's representative failed to appear at the scheduled hearing date.

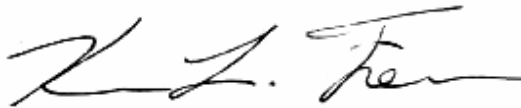
For the foregoing reasons, the PTAB finds that the appellant has proven by clear and convincing evidence that the subject property

is inequitably assessed. Therefore, the PTAB further finds that the subject's assessment is not correct and a reduction is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: June 27, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.